

CITY OF NEW SMYRNA BEACH



COMMUNITY REDEVELOPMENT AGENCY

FISCAL YEAR 2011 - 2012 ANNUAL REPORT

CITY OF NEW SMYRNA BEACH
CITY COMMISSION

ADAM BARRINGER, MAYOR
JACK GRASTY, VICE-MAYOR
JUDY REIKER, COMMISSIONER
JASON MCGUIRK, COMMISSIONER
KIRK JONES, COMMISSIONER

PAM BRANGACCIO, CITY MANAGER

COMMUNITY REDEVELOPMENT AGENCY

ADAM BARRINGER, CHAIR
JACK GRASTY
JUDY REIKER
JASON MCGUIRK
KIRK JONES
KATHERINE COOLEY

CRA STAFF

TONY OTTE, CRA/ECONOMIC DEVELOPMENT DIRECTOR
MICHELLE MARTIN, PROJECT MANAGER
RENEE RICHARDS, ADMINISTRATIVE ASSISTANT
STEVE PARNELL, SENIOR INSPECTOR
DONNA GRAY-BANKS, COM. RESOURCE COORD. (PART-TIME)
HOLLY SMITH, MARKETING COORD. (PART-TIME)
FRANK GUMMEY, CRA ATTORNEY

A Brief History

In the mid-1980's representatives of business and government in New Smyrna Beach recognized a need to address the declining business climate in the older core commercial areas of the City. The City Commission appointed a task force of business and property owners to examine the economic condition of the City's commercial core and recommend actions to address the problem. The Downtown Redevelopment Task Force met in late 1984 and early 1985 before recommending that the City Commission establish a Community Redevelopment Agency under the provisions of Chapter 163. The City Commission accepted the recommendation and directed that work begin on the establishment of the agency.

Over the next several months the task force and consultants developed a finding of necessity that established the justification for the district, delineated the district boundaries and prepared a master plan to guide the redevelopment efforts in the district. The City Commission adopted these documents in July of 1985, thus establishing the New Smyrna Beach Community Redevelopment Agency.

Total assessed value in the district has significantly increased over the past twenty five years.

Since 1985 the CRA has made major capital investments to improve the CRA area and encourage private investment. The CRA began by acquiring land and developing parking lots to support the existing business areas. These modest first efforts have been followed by large-scale park and streetscape projects. The CRA has also invested in smaller improvements that are likely to yield significant results.

In 1995 the agency undertook a review of its original redevelopment plan along with an overall review of agency operations. After a period of study involving the City Commission, CRA Board public participation, an updated redevelopment plan was issued.

The next step in the evolution of the CRA District came in 2000 when the first major expansion of the district boundaries was made. The CRA expanded its area west of U.S. 1 to about three times its original size. The CRA conducted a finding of necessity to qualify the additional land area and prepared an amendment to the Redevelopment Plan to identify projects and other improvements that were needed in the area. The City Commission approved the expansion and the CRA has subsequently undertaken the initial phases of the improvement program for this area.

In 2009 the CRA again updated the Master Plan through a process involving numerous meetings with citizen and business owner input. The updated plan was approved in 2010 and contains a wide range of projects and recommendations. The plan outlines broad frameworks for action as well as specific capital projects. The preparation of the plan included data collection and technical studies on several specific topics, including the demand for parking spaces and parking lot capacity in the Canal Street and Flagler Avenue areas and two market analyses to determine the types of businesses recommended for recruitment to the CRA area.

The CRA is very busy with the implementation of the plan update and the accomplishment of objectives before the agency sunsets in 2015. The capital projects listed in the plans have been initiated and some projects have now been completed. As noted in the following text much work

is being accomplished in concert with the CRA's many partners. CRA staff works closely with staff members from many organizations including Volusia County, Team Volusia, the Utilities Commission, Bert Fish Medical Center, the Southeast Volusia Chamber of Commerce and the Southeast Volusia Advertising Authority, as well as the representatives of the business and community groups within the CRA. The CRA and City Commission have added new grant programs in the past few years and the number of grants being awarded has continued at a brisk pace. Façade grants on Canal Street have helped to raise the occupancy level for storefront locations.

In the 2011-2012 Fiscal Year the governance of the CRA changed. The CRA board membership was revised to include the members of the City Commission, plus two citizen members. One of those citizen seats was vacant during the 2011-2012 Fiscal Year.

FY 2011-2012 was another year of significant progress and it is anticipated that the CRA will begin wrapping up its operation during the next two fiscal years with the final projects to be approved.

Map of the Community Redevelopment Agency District



Summary of Activities

- **CRA Master Plan Update**

CRA activities are based on the recommendations of the CRA Master Plan Update. The Plan was approved in 2010 and it provides a vision for CRA activities in the final 5 years of the CRA until it sunsets in 2015. The plan contains the following “strategic frameworks”:

- Strengthen the Neighborhoods
- Support the Main Streets
- Create a Health Care District
- Broaden the Tourism Market
- Enhance the Green and Blue Infrastructure
- Connect the Community

The plan also recognizes the importance of partnerships. Partners include Volusia County, the Bert Fish Hospital and Southeast Volusia Hospital District, the Utilities Commission, the Southeast Volusia Chamber of Commerce, the Southeast Volusia Advertising Authority, Team Volusia, the Historic Westside Community, the Canal Street Historic District, the Flagler Hospitality Group and other residential, civic and business organizations. The CRA looks forward to continuing a mutually beneficial relationship with each of these partners.

The CRA Master Plan Update is available on the City website at www.cityofnsb.com.

New Smyrna Beach CRA Master Plan Update - Project Report | 2010



Capital Improvement Projects

- **Flagler Boardwalk Improvements Project (now complete)**

This area is adjacent to the second most popular beach ramp in Volusia County. The project included the modification and repair of the boardwalk (wooden) structure, the demolition of the present restroom buildings, the construction of new, energy efficient and reduced maintenance restroom facilities and the delineation of parking spaces in the adjacent parking lot. The plans went out to bid at the end of FY 10/11 and a contractor was subsequently chosen. The project is now complete.



Pre-project condition at Flagler Boardwalk

- **Flagler Boardwalk Improvements Project (continued)**



Figure 1 - Completed Parking Lot & Boardwalk Structure



Figure 2 - Completed New Energy Efficient Restrooms

- **Wayfinding Sign System Project (now complete)**

The CRA approved the scope of work for the preparation of plans for a Wayfinding system. “Wayfinding” refers to a coordinated system of signage to direct motorists and pedestrians to attractions, shops and restaurants within the CRA district. This project included the hiring of a consultant for the preparation of sign designs, the listing of locations to be included on the signs, the location of the signs and coordination with other governmental agencies as needed. The CRA Master Plan also recommends “Branding the Loop” – the streets and sidewalks that link Canal Street, Flagler Avenue and 3rd Avenue via Riverside Drive, the North Causeway, South Atlantic Avenue, the South Causeway and Live Oak St. The branding name selected by the City Commission is the “NSB Waterfront Loop” and this name will appear on the Wayfinding signs and be marketed as the CRA area brand for visitors on websites including the city website. It is anticipated that this will alert visitors that New Smyrna Beach is a walkable and bicycle friendly city with pedestrian connections to restaurants and shopping.

The project design was approved by the Florida Department of Transportation and the project was bid and a contractor was selected. The signs were installed in November, 2012.



New Wayfinding Sign at Washington St. and Sams Avenue

- **Washington Street Streetscape Improvements (under construction)**

During FY 10/11 the CRA began the design for the Washington Street Streetscape Project, from N. Myrtle Ave to US 1, which will include features such as a new stormwater drainage system, new curbs, sidewalks, decorative street lights, landscaping and complete reconstruction of the roadway. The plans were discussed at several community meetings and direction was received for various aspects of the design. The completed plans were then bid out and responses were due on September 26, 2012. A contractor was selected and construction began in FY 2012-2013.



Pre-project condition on Washington St.



Figure 3 - Washington St. Groundbreaking - January 10, 2013



Figure 4 - Proposed new improvements

- **Esther Street Beachfront Park (under construction)**

The CRA and City Commission approved the Esther Street Beachfront Park project in three phases:

1. The construction of a seawall and dunes and the installation of plants,
2. The construction of a dune walkover structure and
3. The construction of the park features, parking lot, park entryway, stormwater facilities and re-paving of the streets that were disturbed during construction.

Phases 1 and 2 were completed before Phase 3 was initiated. Construction plans were completed and bid out and a contractor was selected for Phase 3 on June 26, 2012. Construction began in the final quarter of FY 2011-2012.

The stormwater facilities for this project include inlets, piping and a pump station that will convey stormwater from areas of North Atlantic Street that have historically been subject to flooding. The project is scheduled for completion in the third quarter of FY 2012-2013. Funding sources for this project include the CRA and the Florida Department of Environmental Protection.



Progress photo at Esther Street Park – March 2013

- **Gateway Landscaping and Beautification (in Design Phase)**

The CRA property at the Northwest corner of US 1 and Canal Street was purchased by the CRA in 2009. This site was the former location of a lumber yard with unsightly buildings and contaminated soils. The buildings were demolished and the City received a grant from the Florida Department of Environmental Protection to clean the site to a commercial level. The site is now scheduled to become a beautifully landscaped parking lot which will be a gateway feature for the Canal Street area. An engineering firm has been selected and in the first half of FY 2012-2013 and the site is now in the design phase.

- **Riverside Park Seawall/Lighting (now complete)**

Riverside Park is a destination point within the CRA and the host to a number of events that draw visitors to the Canal Street business district. The CRA recommended and the City Commission approved the selection of an engineering firm for an extensive project that includes the assessment of the seawall, repairs, replacement of decking, an accessible boat dock and new park lighting. The construction plans were completed and put out to bid, a contractor selected and the construction work was completed in FY 2012-2013



Riverside Floating Dock (complete)

- **Mary Avenue Streetscape (now complete)**

The Mary Avenue Streetscape Project, between Myrtle Avenue and US 1, included a new stormwater drainage system, new curbs, sidewalks, decorative street lights, landscaping and complete reconstruction of the roadway. The project also included a new expanded sidewalk section on the north side of the railroad crossing, new railroad crossing gates and signals and a widened crossing. Construction of the first phase of improvements took place during FY 10/11 and was completed just after the end of the fiscal year. Construction of the Phase II improvements related to the railroad crossing were completed in the first quarter of Fiscal Year 2011-2012. This project also features the Historic Westside street banner that is attached to the new streetlight poles. The design of the banner was chosen by community residents.



Before



During

After



- **Chamber of Commerce Building Restoration Project (now complete)**

The Chamber of Commerce Building Restoration Project was completed in two phases: Phase I restored the exterior of this historic building on Canal St. The planning for this project began in FY 2009/10 and construction work for Phase I was completed in FY 2010/11. Phase II of the restoration project rehabilitated several areas of the interior, including the restrooms and the President’s Room (a conference room). The project was completed at the end of Fiscal Year 2011-2012 with a ribbon cutting held on October 8, 2012.



Completion: 2012

Brownfield Program within the CRA

- **Property near US 1 and Downing**

During fiscal year 2010-2011 CRA staff continued to monitor two properties at this location for possible Phase I and Phase II work. Early in Fiscal Year 2011-2012, one of the property owners agreed to have these environmental studies done on his property. The study was completed several months later.

- **Closeout of the EPA Brownfield Assessment Grant: Partnering with the Cities of Edgewater and Oak Hill for a second Brownfield Assessment Grant**

CRA staff closed out the EPA grant for Brownfield assessment studies and then worked with staff members from the City of Edgewater and the City of Oak Hill to apply for a second Brownfield Assessment grant. As of the publication of this Annual Report, CRA staff has not been notified of the status of the application.

New Programs/Studies/Plans

- **Home Renovation in Partnership with Habitat for Humanity**

The City Commission approved an agreement with Southeast Volusia Habitat for Humanity which allows homeowners to combine the CRA's residential programs with Habitat's Brush with Kindness program. This combination permits the homeowners to access the CRA residential programs without having a cash outlay. Work on the first group of homes (five homes on Mary Ave.) began in the first quarter of FY 2013.



504 Mary Avenue - Before



After



- **Independent Business Move-In Program**

This program was amended to include “non-profit cultural arts business consortia”. There was one applicant under the program amendment and such a facility called “The HUB” opened in a sizable commercial space in the downtown area that had been vacant for over a year. The grant provides a partial rent payment every month. The HUB has leases with over 50 artists who display their work in the facility. Some of the artists also have rental work space and visitors can view art being created, or attend concerts or classes on the premises.

Significant Programs/Activities

- **“Branding the District”**

One of the recommendations in the CRA Master Plan Update is “Branding the District”, recognizing that there is a circle of significant streets and bridges that link all of the “character places” within the CRA district. The ‘circle’ can be marketed as a place for shopping, festivals and events. In addition, the new “brand” will need to be marketed. Marketing, Branding and Events are critical to downtowns – to create activity in emergent areas and to compete with much larger and more organized advertising campaigns of the national retailers found in suburban centers. These efforts need to include the marketing of available sites and a comprehensive calendar of events. This was a new effort, since the Flagler Avenue, Canal Street and Third Avenue areas which are three distinct locations that had previously marketed themselves independently.

The CRA hired a qualified marketing consultant who prepared a marketing plan last year. In the 2011-2012 fiscal year the plan was implemented with the logo below, advertising the CRA area as the NSB Waterfront Loop.

The name and logo also appear on the new Wayfinding signage which was installed just after the close of the fiscal year. Marketing activities include:

- The maintenance of a website, the nsbwaterfrontloop.com and a Facebook page,
- The management of an active marketing campaign that includes newspaper, magazine and radio ads and
- Press releases for significant events.



- **Business Academy**

CRA Staff continues to operate a “Business Academy” to provide training for business owners. Classes are taught by instructors from several agencies including the Small Business Development Center at Daytona State College. Classes are held at the Babe James Center.

- **Historic Westside Community Meetings**

CRA staff attends and participates in community meetings for the Historic Westside. These meetings are held every other month at the Babe James Community Center. Staff makes reports on projects and solicits citizen input.

- **Moving of a Votran Stop in the Canal Street area**

Merchants in the Canal Street area asked CRA staff to check with Votran on the feasibility of moving the bus stop from Christmas Park to another location. The buses standing next to the park make it difficult to hear performers on stage in the park. Staff worked with Votran staff and the stop was moved to the Julia and Sams area, about three blocks away.

Development-Related Activities

- **Agreement for the sale of CRA lots: 207 and 215 Florida Avenue**

In 2010 the CRA recommended and the City Commission approved the sale of two CRA lots as part of an agreement with a hotel developer (the two lots border Florida Avenue as shown below. The hotel developer was selected following a RFP process).



In 2011, the Master Development Agreement for the project and the deadline extension for closing on the property were approved by the City Commission and the closing on the sale of the two CRA lots took place on July 27, 2011.

The Ground breaking took place on August 29, 2011 and the hotel started construction. Construction was completed and the hotel opened in December 2013. The 112 room hotel has been widely praised for its design and “fit” with the other buildings on Historic Flagler Avenue.

The hotel offers a conference room and features the well-known Hampton Inn breakfast; however, the hotel does not have restaurant facilities. Therefore, it is anticipated that the Hotel will have a significant positive impact for both restaurants and retailers in the CRA commercial areas.



**The New Smyrna Beach Hampton Inn - Complete and open -
December 2012**

- **Request for Proposals (RFPs)**

The City Commission authorized staff to advertise a “Request for Proposals” for the lease and development of the Administrative Office Building (AOB) property, located at 160 North Causeway. This five acre property is also located on the Intra-Costal Waterway and was the former site of a wastewater treatment plant operated by the City’s Utilities Commission and more recently the site of the Marine Discovery Center. When the Marine Discovery Center finalized its plans to re-locate to the former high school site across the causeway, the property became available for development.

An RFP had previously been developed by CRA staff and issued for the “sale or lease and development” of the property which resulted in one response. That response was rejected. The second RFP developed by CRA staff called for the “lease and development” of the property. Responses to this second RFP were due on July 18, 2012. There was one proposal received, proposing to lease the property and use it as a parking lot for the docking of a historic riverboat to be purchased by the respondent. The respondent decided not to buy the riverboat before the conclusion of negotiations. The City Commission continues to work on preparing the property for a future use.



(AOB Site)

Marketing of Available Sites

As noted above, the CRA Master Plan calls for the marketing of available sites. The official website for the City of New Smyrna Beach www.cityofnsb.com contains a list of leasable spaces within the CRA (as well as the US 1 Corridor and at the Municipal Airport). The list can be found in the “Community Redevelopment” section of the City’s website.

CRA Grant Programs

The CRA encompasses Canal St, North Causeway, Flagler Ave, South Atlantic Ave, Third Avenue and the Historic Westside.

GRANTS AWARDED DURING FISCAL YEAR 2011 - 2012	
237/239 Canal St.	Opportunity Site Grant
209 Rush Street	Small Scale (No match)
135 Canal Street	Small Scale (No match)
409 Flagler Ave	Combined Grant
214 N. Orange Ave	Small Scale (No match)
600 W. Canal Street	Combined Grant
208 Magnolia Street	Combined Grant
407 Downing Street	Combined Grant
219 N. Dixie Freeway	Small Scale (No match)
306/308 N. Orange Ave	Façade Grant
524 Canal Street	Opportunity Site Grant
715 E. Second Ave	Small Scale (No match)
306 Flagler Ave	Small Scale (No match)
402 N. Riverside Dr	Combined Grant
212 N. Orange Ave	Combined Grant
634 Third Ave	Combined Grant
711,713,715 W. Canal St.	Large Scale Grant
311/315 Live Oak St.	Large Scale Grant
206 Downing St.	Small Scale (No match)
426 Canal St.	Opportunity Site Grant
132 Canal St.	Large Scale Grant
216 Flagler Ave.	Combined Grant
208 Palmetto St.	Small Scale (No match)
109 Magnolia St.	Combined Grant
101 N. Pine St.	Small Scale (No match)
107 N. Peninsula	Residential Property Improvement
800 Downing St.	Small Scale (No match)
611 S. Atlantic	Small Scale (No match)
302 S. Riverside	Combined Grant
700 W. Canal St.	Small Scale Grant
101-109 N. Orange St.	Small Scale Grant
214 Palmetto	Small Grant (No match)
310 N. Dixie	Small Grant (No match)
308 Palmetto	Small Grant (No match)
317 S. Dixie	Small Grant (No match)
214 N. Orange Ave	Combined Grant
512 Mary Ave.	Small Scale (No match)
516 Mary Ave.	Residential Property Improvement
520 Mary Ave.	Small Scale (No match)
524 Mary Ave.	Residential Property Improvement



Before



After
306/308 N. Orange Street – Combined Grant



Before



After

Clancy's Midtown Dogs - 440 N. Dixie Freeway



Before



**237/239 Canal St. – Opportunity Site Grant
Complete - November 2012**

- **Parking**

The adequate provision of parking in the Flagler Avenue area is identified as a work task in the CRA Master Plan Update. Since the adoption of the Master Plan Update in 2010, the CRA has provided a grant to build a parking lot (Flagler Dunes), improved the parking at the Flagler Beachfront Pavilion, opened the Coronado Civic Center lot for public parking and leased a 65 space parking area at a church (to make up for the loss of approximately 30 parking spaces in the lot across the street where the hotel now stands). A parking lot is being constructed with the Esther Street Beachfront Park. The CRA also began offering free shuttle service during special events held on Flagler Avenue from the AOB lot.

During the 2011-2012 Fiscal Year, the City Commission appointed a “Parking Task Force” that held its first meeting in August to explore options to increase the parking capacity in the Flagler Ave area, particularly during special events. The Task Force is scheduled to present its report in April.

Exemption of Hospital District

At their regular meeting on June 22, 2010 the City Commission voted to exempt the Southeast Volusia Hospital District from participation in the funding of the CRA. The Southeast Volusia Hospital District and the Bert Fish Medical Center continue to be important partners with the CRA in redevelopment efforts. FY 2010-2011 was the first year the funding exemption took place the exemption has continued in FY 2011-2012.



Bert Fish Medical Center

- **Partnerships**

Partnerships are one of the keys to CRA success. The CRA maintains a close working relationship with many organizations as noted above. Team Volusia is a relatively new organization and a portion of the annual payment for participation in Team Volusia comes from the CRA. Team Volusia provides leads and information that is valuable to redevelopment efforts.



New Smyrna Beach Utilities Commission

CRA related financial information from the City of New Smyrna Beach Financial Audit Fiscal Year 2011/12

CITY OF NEW SMYRNA BEACH, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2012

	General	Community Redevelopment Agency	Airport Industrial Park	Capital Projects	Nonmajor Governmental Funds	Total Governmental Funds
Assets						
Equity in pooled cash and investments	\$ 6,853,680	\$ 6,611,867	\$ 668,961	\$ 5,292,657	\$ 6,161,756	\$ 25,588,921
Receivables, net:						
Accounts receivable	562,779	300	175,568	-	147,311	885,958
Delinquent taxes	7,103	-	-	-	-	7,103
Due from component unit	466,332	-	-	-	-	466,332
Due from other governments	1,596,451	608,930	25,402	-	8,319	2,239,102
Advances to other funds	648,258	-	-	-	-	648,258
Inventories	3,067	-	33,885	-	-	36,952
Prepaid items	202,203	9,185	2,167	-	2,186	215,741
Total Assets	\$ 10,339,873	\$ 7,230,282	\$ 905,983	\$ 5,292,657	\$ 6,319,572	\$ 30,088,367
Liabilities, Deferred Inflow of Resources, and Fund Balances:						
Liabilities:						
Accounts payable and accrued liabilities	\$ 1,301,149	\$ 460,294	\$ 68,380	\$ 48,900	\$ 131,409	\$ 2,010,132
Deposits	79,146	-	52,146	-	-	131,292
Unearned income	138,713	-	-	-	1,199	139,912
Total liabilities	1,519,008	460,294	120,526	48,900	132,608	2,281,336
Deferred inflow of resources:						
Unavailable revenue - taxes	7,103	-	-	-	-	7,103
Unavailable revenue - special assessments	361,952	-	-	-	-	361,952
Total deferred inflow of resources	369,055	-	-	-	-	369,055
Fund balances:						
Nonspendable:						
Inventories and prepaids	205,270	9,185	36,052	-	2,186	252,693
Advances	648,258	-	-	-	-	648,258
Spendable:						
Restricted for:						
Public safety	6,428	-	-	-	568,943	575,371
Economic environment	-	6,760,803	-	-	-	6,760,803
Debt service	-	-	-	-	290,574	290,574
Capital projects	33,076	-	-	5,243,757	2,498,082	7,774,915
Tree replacement	111,579	-	-	-	-	111,579
Committed to:						
Physical environment	-	-	-	-	2,827,179	2,827,179
Parks & rec assistance program	23,396	-	-	-	-	23,396
Assigned for:						
General government	244,171	-	-	-	-	244,171
Transportation	271,938	-	749,405	-	-	1,021,343
Culture/ recreation	10,475	-	-	-	-	10,475
Special events	82,712	-	-	-	-	82,712
2013 budget	620,702	-	-	-	-	620,702
Unassigned	6,193,805	-	-	-	-	6,193,805
Total fund balances	8,451,810	6,769,988	785,457	5,243,757	6,186,964	27,437,976
Total Liabilities, Deferred Inflow of Resources, and Fund Balances	\$ 10,339,873	\$ 7,230,282	\$ 905,983	\$ 5,292,657	\$ 6,319,572	\$ 30,088,367

CITY OF NEW SMYRNA BEACH, FLORIDA
 STATEMENT OF REVENUES, EXPENDITURES, AND
 CHANGES IN FUND BALANCES
 GOVERNMENTAL FUNDS
 FOR THE YEAR ENDED SEPTEMBER 30, 2012

	General	Community Redevelopment Agency	Airport Industrial Park	Capital Projects	Nonmajor Governmental Funds	Total Governmental Funds
Revenues:						
Taxes	\$ 11,627,900	\$ 536,545	\$ -	\$ -	\$ 1,448,311	\$ 13,612,756
Licenses and permits	4,178,981	-	-	-	942,576	5,121,557
Intergovernmental	3,603,656	1,845,344	882,433	-	51,503	6,382,936
Charges for services	390,365	-	-	-	1,400,057	1,790,422
Fines and forfeitures	46,465	-	-	-	11,696	58,161
Investment income	25,250	386	26	248	859	26,769
Miscellaneous	300,055	759	1,941,925	-	197,476	2,440,215
Total revenues	<u>20,172,672</u>	<u>2,383,034</u>	<u>2,824,384</u>	<u>248</u>	<u>4,052,478</u>	<u>29,432,816</u>
Expenditures:						
Current:						
General government	2,435,005	-	-	-	-	2,435,005
Public safety	10,659,059	-	-	11,633	674,522	11,345,214
Transportation	1,151,225	-	1,798,950	-	473	2,950,648
Economic environment	-	1,894,667	-	-	-	1,894,667
Physical environment	-	-	-	-	250,942	250,942
Culture/ recreation	2,133,464	-	-	-	-	2,133,464
Buildings and maintenance	333,422	-	-	-	-	333,422
Debt service:						
Principal	361,958	-	96,659	-	1,644,850	2,103,467
Interest	48,253	-	9,310	-	973,973	1,031,536
Capital outlay	2,726,276	3,162,632	1,171,515	206,175	955,120	8,221,718
Total expenditures	<u>19,848,662</u>	<u>5,057,299</u>	<u>3,076,434</u>	<u>217,808</u>	<u>4,499,880</u>	<u>32,700,083</u>
Excess (deficiency) of revenues over expenditures:	<u>324,010</u>	<u>(2,674,265)</u>	<u>(252,050)</u>	<u>(217,560)</u>	<u>(447,402)</u>	<u>(3,267,267)</u>
Other financing sources (uses)						
Transfers in	48,096	125,000	-	-	1,199,993	1,373,089
Transfers out	(610,588)	(342,654)	-	-	(389,147)	(1,342,389)
Total other financing sources (uses)	<u>(562,492)</u>	<u>(217,654)</u>	<u>-</u>	<u>-</u>	<u>810,846</u>	<u>30,700</u>
Net change in fund balances	<u>(238,482)</u>	<u>(2,891,919)</u>	<u>(252,050)</u>	<u>(217,560)</u>	<u>363,444</u>	<u>(3,236,567)</u>
Fund balances, beginning of year	<u>8,690,292</u>	<u>9,661,907</u>	<u>1,037,507</u>	<u>5,461,317</u>	<u>5,823,520</u>	<u>30,674,543</u>
Fund balances, end of year	<u>\$ 8,451,810</u>	<u>\$ 6,769,988</u>	<u>\$ 785,457</u>	<u>\$ 5,243,757</u>	<u>\$ 6,186,964</u>	<u>\$ 27,437,976</u>